050.A	0001	0006.0	1 of 1	Condominium		Total Card /	Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	549,800 /	549,800
					USE VALUE:	549,800 /	549,800
					ASSESSED:	549,800 /	549,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		RUSSELL PL, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KENNEY JO-ANN	Prim
Owner 2:		Prim
Owner 3:		Prim
Street 1:	6 RUSSELL PL	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA Cntry:	Own Occ: Y
Postal:	02474	Type:

PREVIOUS OWNER

Owner 1:	RUSSELL PLACE DEV -
Owner 2:	-
Street 1:	394 LOWELL ST SUITE 16
Twn/City:	LEXINGTON
St/Prov:	MA Cntry:
Postal:	02420

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2003, having primarily Clapboard Exterior and 975 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	549,800			549,800
Total Card	0.000	549,800			549,800
Total Parcel	0.000	549,800			549,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 563.90 | /Parcel: 563.9

Legal Description

User Acct

250063

GIS Ref

GIS Ref

Insp Date

09/26/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 050.A-0001-0006.0

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Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	540,300	0	.		540,300	540,300	Year End Roll	12/18/2019
2019	102	FV	509,700	0	.		509,700	509,700	Year End Roll	1/3/2019
2018	102	FV	465,200	0	.		465,200	465,200	Year End Roll	12/20/2017
2017	102	FV	418,800	0	.		418,800	418,800	Year End Roll	1/3/2017
2016	102	FV	418,800	0	.		418,800	418,800	Year End	1/4/2016
2015	102	FV	500,300	0	.		500,300	500,300	Year End Roll	12/11/2014
2014	102	FV	442,000	0	.		442,000	442,000	Year End Roll	12/16/2013
2013	102	FV	478,700	0	.		478,700	478,700		12/13/2012

PRINT

Date	Time
12/11/20	04:33:13

LAST REV

Date	Time
08/02/18	10:45:44

danam

14738

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RUSSELL PLACE D	40794-544		9/8/2003		361,400	No	No		DEEDED ECL. USE PARKING 2 CARS

USER DEFINED

Prior Id # 1:	34812
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
9/26/2017	Measured	DGM	D Mann
1/26/2015	Inspected	PT	Paul T
1/28/2004	Inspected	BR	B Rossignol

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	0	Sq. Ft.	Site		0	0.	0.00	7511													G5	1.		

Total AC/HA: 0.00000 | Total SF/SM: 0 | Parcel LUC: 102 | Condo | Prime NB Desc: CONDO | Total: | Spl Credit | Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed. Database: AssessPro - FY2021 apro 2021

EXTERIOR INFORMATION

Type:	8 - Condo TnHs.		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	CREAM		
View / Desir:			

GENERAL INFORMATION

Grade:	B- - Good (-)		
Year Blt:	2003	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G5	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	3 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	15 - H.V.A.C		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	2.559999943
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.8	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.8	%

CALC SUMMARY

Basic $ / SQ:	245.00
Size Adj.:	1.11538458
Const Adj.:	1.04469740
Adj $ / SQ:	285.484
Other Features:	50841
Grade Factor:	1.21
NBHD Inf:	1.45000005
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	577560
Depreciation:	27723
Depreciated Total:	549837

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

SKETCH

UnSketched SubAreas:
GLA: 975,

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
GLA	Gross Liv Ar	975	285.480	278,347

Net Sketched Area:	975			Total:	278,347
Size Ad	975	Gross Are	975	FinArea	975

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	500.88
Special Features:	0	Val/Su Net:	563.90
Final Total:	549800	Val/Su SzAd	563.90

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

050.A-0001-0006.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	
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